



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Oct-2026)

Parcel Number

15-31-15-97866-001-0040

- Owner Name
DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TREDE CANDIDO, GABRIEL A & PATRICIA H REV TRUST
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
480 129TH AVE E
MADEIRA BEACH, FL 33708
- Mailing Address
12521 FRANK DR
SEMINOLE, FL 33776-1717
- Legal Description
WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1956

Heated SF	Gross SF	Living Units	Buildings
2,620	3,030	2	1

Parcel Map

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22382/2254	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	32/7

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	\$950,000	\$950,000	\$945,000	\$945,000	\$945,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	\$950,000	\$950,000	\$945,000	\$945,000	\$945,000
2024	N	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000	\$1,315,000
2023	Y	\$1,150,000	\$1,078,437	\$1,028,437	\$1,053,437	\$1,028,437
2022	Y	\$790,000	\$219,732	\$169,732	\$194,732	\$169,732
2021	Y	\$475,500	\$213,332	\$163,332	\$188,332	\$163,332

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Mar-2023	\$1,550,000	Q	I	THEIS ERIC A	DE CANDIDO GABRIEL A	22382/2254
18-Mar-2022	\$950,000	Q	I	KISCO, STEPHEN W	THEIS, ERIC A	21983/1110
13-Jun-1997	\$76,900	U	I	KISCO STEPHEN W	KISCO, STEPHEN W.	09741/0285
13-Jun-1997	\$93,700	U	I	KISCO VIVIENNE M	KISCO, STEPHEN W.	09741/0284
03-Mar-1994	\$155,000	Q	I	JOHNSON WALTER S III	KISCO, STEPHEN W.	08585/0713

2026 Land InformationLand Area: $\approx$ 4,988 sf | $\approx$ 0.11 acres

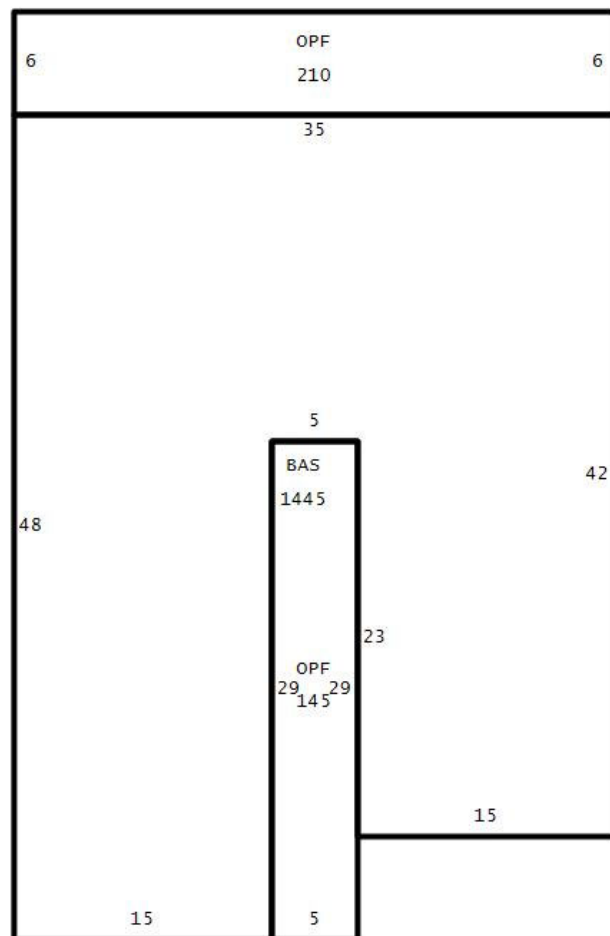
Frontage and/or View: Canal/River

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	53x95	\$10,500	52.50	FF	1.0379	\$572,142

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,445	1,445
Floor System:	Slab On Grade	Upper Story (USF):	1,175	1,175
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	355
Unit Stories:	2	Utility (UTF):	0	55
Living Units:	2	Total Area SF:	2,620	3,030
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1956			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	9			
Effective Age:	29			

**2026 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$17,000.00	1	\$17,000	\$15,640	2023
DOCK	\$62.00	178.0	\$11,036	\$4,414	1998
PATIO/DECK	\$47.00	210.0	\$9,870	\$3,948	1970
PATIO/DECK	\$47.00	360.0	\$16,920	\$6,768	1970
PATIO/DECK	\$15.00	176.0	\$2,640	\$1,056	1999

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
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Permit Number	Description	Issue Date	Estimated Value
BR20230025	ADDITION/REMODEL/RENOVATION	01/09/2023	\$18,500
D&L20221053	DOCK	11/18/2022	\$25,000
WND-22-00878	DOCK	11/14/2022	\$0
F20220463	FENCE	05/27/2022	\$1,900
20220322	ADDITION/REMODEL/RENOVATION	04/18/2022	\$15,600
20220283	DEMOLITION	04/07/2022	\$500
B20220030	WINDOWS/DOORS	01/13/2022	\$2,255
B5181	WINDOWS/DOORS	11/24/2020	\$2,210
R4452	ROOF	02/08/2020	\$6,950
B3900		07/26/2019	\$1,430

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

71225.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166785		MB

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
12521 FRANK DR
SEMINOLE FL 33776-1717

THIS BILL IS FULLY PAID

Ex:WIDOWER

480 129TH AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1,
LOT 4

29399 U.S. Highway 19 N, #200, Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	950,000	4.5423	5,000	945,000	4,292.47
HEALTH DEPARTMENT	950,000	0.0713	5,000	945,000	67.38
EMS	950,000	0.8050	5,000	945,000	760.73
SCHOOL-STATE LAW	950,000	3.0450	5,000	945,000	2,877.53
SCHOOL-LOCAL BD.	950,000	3.2480	5,000	945,000	3,069.36
SW FLA WTR MGMT.	950,000	0.1831	5,000	945,000	173.03
PINELLAS COUNTY PLN.CNCL.	950,000	0.0175	5,000	945,000	16.54
JUVENILE WELFARE BOARD	950,000	0.8250	5,000	945,000	779.63
SUNCOAST TRANSIT AUTHORITY	950,000	0.7300	5,000	945,000	689.85
MADEIRA BEACH	950,000	2.7500	5,000	945,000	2,598.75

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	15,325.27
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ <https://pinellastaxcollector.gov>

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	15,325.27	See reverse side for important information
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Paid In Full	Taxes 15,325.27	Discount / Interest -613.01	Fees 0.00	Payments 14,712.26	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R166785		MB

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
12521 FRANK DR
SEMINOLE FL 33776-1717

THIS BILL IS FULLY PAID

Ex:WIDOWER

480 129TH AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1,
LOT 4

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes 15,325.27	Discount / Interest -613.01	Fees 0.00	Payments 14,712.26	Amount Due 0.00
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Receipt(s) 2025-1653003029 on 12/02/25 for \$14,712.26 by DE CANDIDO, GABRIEL A

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 4, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-154

RE Property: 480 129TH AVE E

Parcel #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Work without a permit – staircase removal and hurricane remodel.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

DECEMBER 18, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

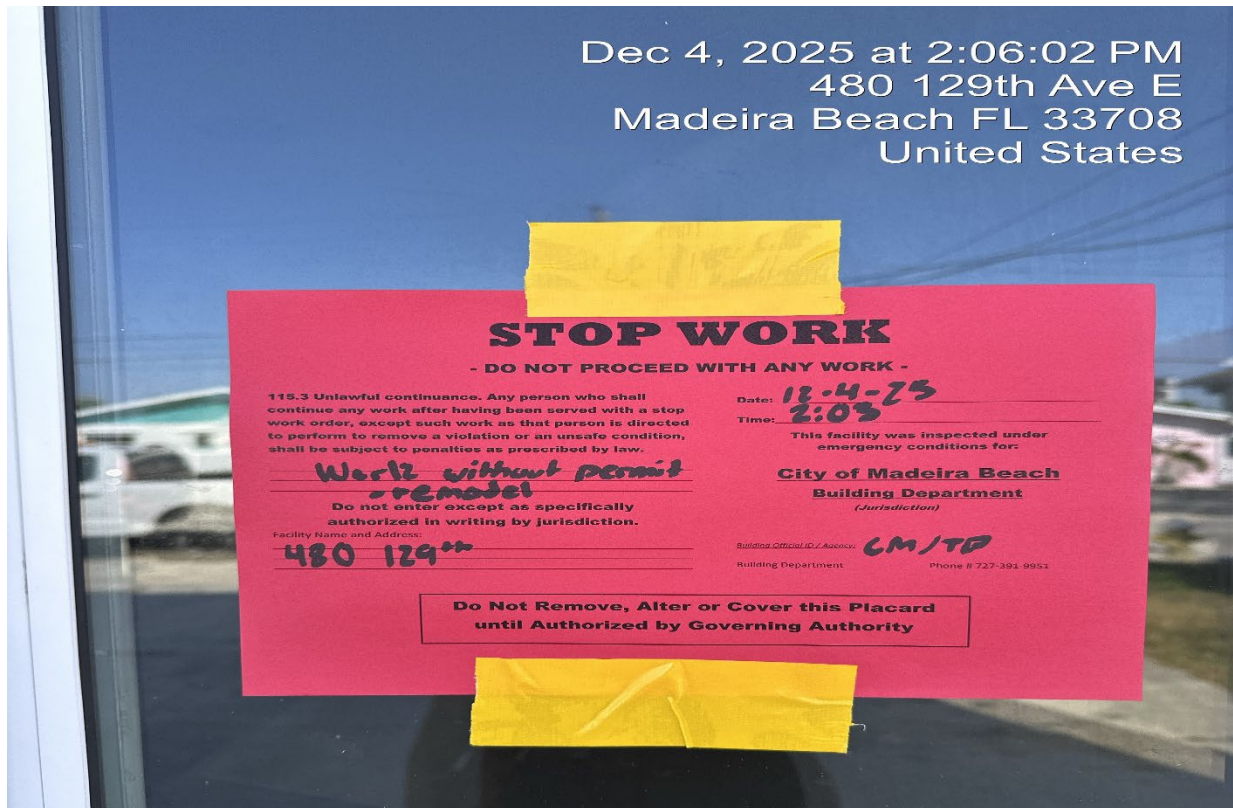
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

DECEMBER 19, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-154

RE Property: 480 129TH AVE E

Parcel #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

NOTICE OF CODE VIOLATION

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Violation Detail(s):

Work without a permit – staircase removal and hurricane remodel.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

JANUARY 2, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

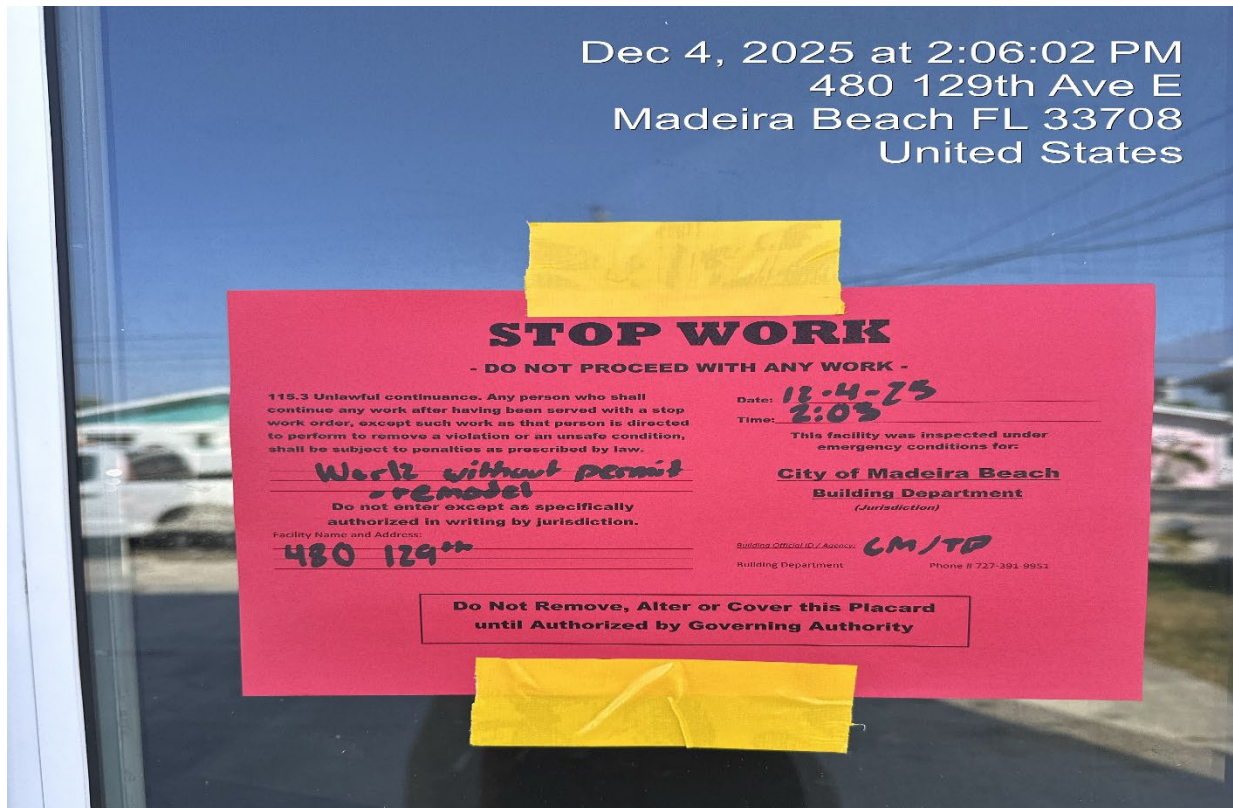
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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 3511 8517 86



quadiant

FIRST-CLASS MAIL
IMI

\$010.44⁹

12/19/2025 ZIP 33708
043M31233717

US POSTAGE

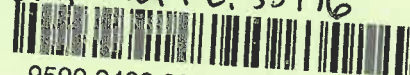
DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Decandido, Gabriel
Decandido, Gabriel &
Patricia H Trust
12521 Frank Dr N.
Seminole, FL 33776



9590 9402 8374 3156 7178 28

2. Article Number (Transfer from service label)

9589 0710 5270 3511 8517 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

X *John Decker*

C. Date of Delivery

12-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-154

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E

Parcel #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-154

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E

Parcel # 15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 13th day of October, 2026.

Connor Mecko

**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-154

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST
12521 FRANK DR
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E

Parcel #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 480 129TH AVE E, Parcel #15-31-15-97866-001-0040 the City of Madeira Beach.

On the 13 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of
X physical presence or _____ online notarization, this 13th day of October, 2026, by
Connor Mecko, who is personally known to me, or produced _____ as identification.

My

Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



October 13, 2026 at 4:11:02 PM



